

Key: 4624

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.835

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUARINO CARMEN E & GAIL A COTRUSTEES 253 RED FAWN ROAD BREWSTER, MA 02631				100-124-0				253 RED FAWN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUARINO CARMEN E & GAIL A				09/26/2022	F	1 35387-101					
GUARINO CARMEN E & GAIL				05/31/1995	QS	129,900	9689-092				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1001	12/15/2022	7	ALTERATIONS	7,000	03/07/2023	TCK	100	100
481	07/01/2015	77	SOLAR PANELS	18,000	04/18/2016	WFF	100	100
		12	CYCLICAL NON		05/01/2013	SF	100	100
202	06/22/1989	2	ADD	6,000	03/01/1992		100	100

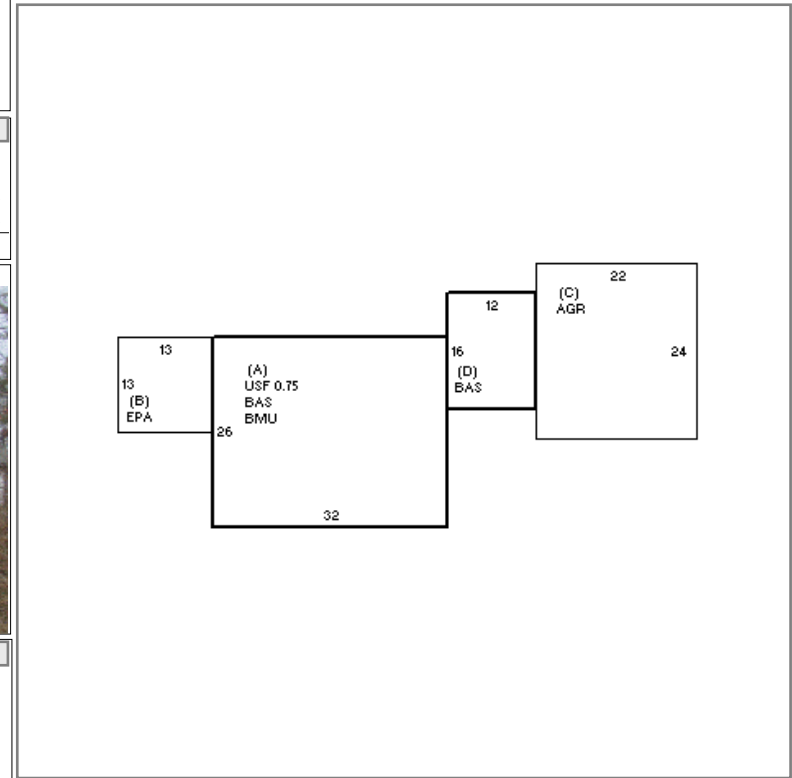
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,048	13 1.00	A 1.00	A 1.00	208,240	1.31	5 0.95	R02	1.00		251,410

TOTAL	40,048 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND		251,400	237,200	
St Ind	AVERAGE			BUILDING		383,100	366,600	
Infl	AVERAGE			DETACHED		0	0	
				OTHER		0	0	
TOTAL						634,500	603,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
28 SOLAR PANELS
INFO @ DOOR (12/14/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/14/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,648	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		61.95	51,542
\$NLA(RCN)	\$310	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	624	1984	193.04	120,457
				ROOF SHAPE	6	SALTBOX	1.00	B	EPA	N	ENCLOSED PORCH	169		80.30	13,570
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	528		40.73	21,505
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,024	1984	274.35	280,939
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			10,658.60	10,659
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER	1			2,535.80	2,536
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	510,763	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1984 / 39	
COND	25	%	25
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	\$383,100		